

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Owner 1:	CORRELL PETER G--ETAL			
Owner 2:	MANN NORA J			
Owner 3:				
Street 1:	45 WOLLASTON AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Clapboard Exterior and 2934 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.20087	Total SF/SM:	8750	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	477,750	Spl Credit		Total:	477,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

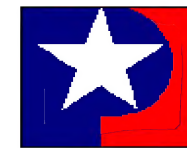
Total Card /

Total Parcel

916,400

916,400

916,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	115618
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Meas/Inspect	HS	Hanne S
3/9/2009	Inspected	163	PATRIOT
12/8/2008	Measured	372	PATRIOT
2/11/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
6/14/1999		JFK	

Sign: _____ VERIFICATION OF VISIT NOT DATA ____/____/____

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8750.000	438,600		477,800	916,400		115618
							GIS Ref
							GIS Ref
							GIS Ref
Total Card	0.201	438,600		477,800	916,400	Entered Lot Size	
Total Parcel	0.201	438,600		477,800	916,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		312.31	/Parcel: 312.31	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	438,600	0	8,750.	477,800	916,400		Year end	12/23/2021	PRINT	
2021	101	FV	425,300	0	8,750.	477,800	903,100		Year End Roll	12/10/2020		
2020	101	FV	425,400	0	8,750.	477,800	903,200	903,200	Year End Roll	12/18/2019	12/30/21	17:10:07
2019	101	FV	336,400	0	8,750.	477,800	814,200	814,200	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	336,600	0	8,750.	423,200	759,800	759,800	Year End Roll	12/20/2017		
2017	101	FV	336,600	0	8,750.	354,900	691,500	691,500	Year End Roll	1/3/2017	Date	Time
2016	101	FV	336,600	0	8,750.	354,900	691,500	691,500	Year End	1/4/2016	03/30/20	08:03:2
2015	101	FV	328,600	0	8,750.	307,100	635,700	635,700	Year End Roll	12/11/2014	danam	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

[illegible]